

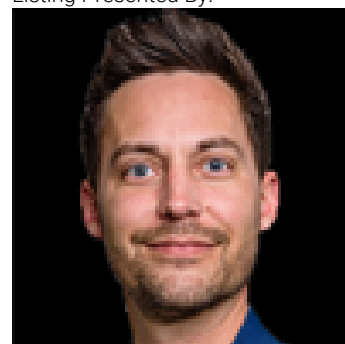


## Edmonton Alberta

\$375,000

Needing a turn key office and warehouse space, take a look at this option that is now available. Fully renovated Industrial Bay in Eastgate Business Park. Flooring, doors, moldings, lighting, kitchen, furnace and even the warehouse has been done. Step inside the front door and you are greeted with a large foyer that could easily fit a front desk if needed. 2 large office spaces enter into this front area that than has a private hallway taking you to the rear and past the two, 2 piece bathrooms and into the rear coffee station. Kitchen has been completely redone and has another office space that leads off of it plus access to the rear warehouse. Warehouse (19.5 x 24) has an upper mezzanine that is perfect for storage and an upstairs wash station(sink). 125 amp 120/208 power, 14x12 rear grade level overhead door, front and rear parking. ETS stop directly in front of the building, conveniently located near 50 St, Anthony Henday, and 101 Ave/Baseline Rd giving really good access to the city if needed. (id:6769)

Listing Presented By:



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